

37/3 7114 Poplar Ave.
SA 4-88

HD



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327
279-8097

51 Monroe Street, Suite 1009
Rockville, MD 20850

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER KENNETH SHIELDS TELEPHONE NO. 301-891-3783
(Contract/Purchaser) (Include Area Code)

ADDRESS 7114 Poplar Ave, Takoma Park, MD 20912
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Paul Treseder CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 301-891-2911
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 7114 Street Poplar Avenue

Town/City Takoma Park Election District WARD 3

Nearest Cross Street Columbia Ave.

Lot 39 Block 20 Subdivision BF Gilbert

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct Extend/Ad Alter/Renovate Repair Circle One: A/C Slab Room Addition
Wreck/Raze Move Install Revocable Revision Porch Deck Fireplace Shad Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 55,000.00

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 WSSC 02 () Septic

03 () Other _____

2B. TYPE OF WATER SUPPLY

01 WSSC 02 () Well

03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

1. On party line/Property line _____

2. Entirely on land of owner _____

3. On public right of way/easement _____ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Kenneth Shields 1/11/88
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Roberta Halen Date 3/21/88

APPLICATION/PERMIT NO: SA 4-88 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

ADDITION OF 2 BEDROOMS, BATH, MUD ROOM AND SMALL EAT-IN KITCHEN AREA. AREA WHICH FACES STREET WILL BE STUCCO AND MATCH FACADE OF EXISTING STRUCTURE. THE AREA TO THE BACK (CURRENT EXISTING PATIO) WILL BE NARROW CLAPBOARD AND MATCH COLOR (MUSTARD YELLOW) OR STUCCO. ALL WINDOWS WILL MATCH THOSE THAT EXIST IN ORIGINAL STRUCTURE. ~~THE~~ ROOFING MATERIALS ON ADDITION WILL MATCH EXISTING ROOF SHINGLES.

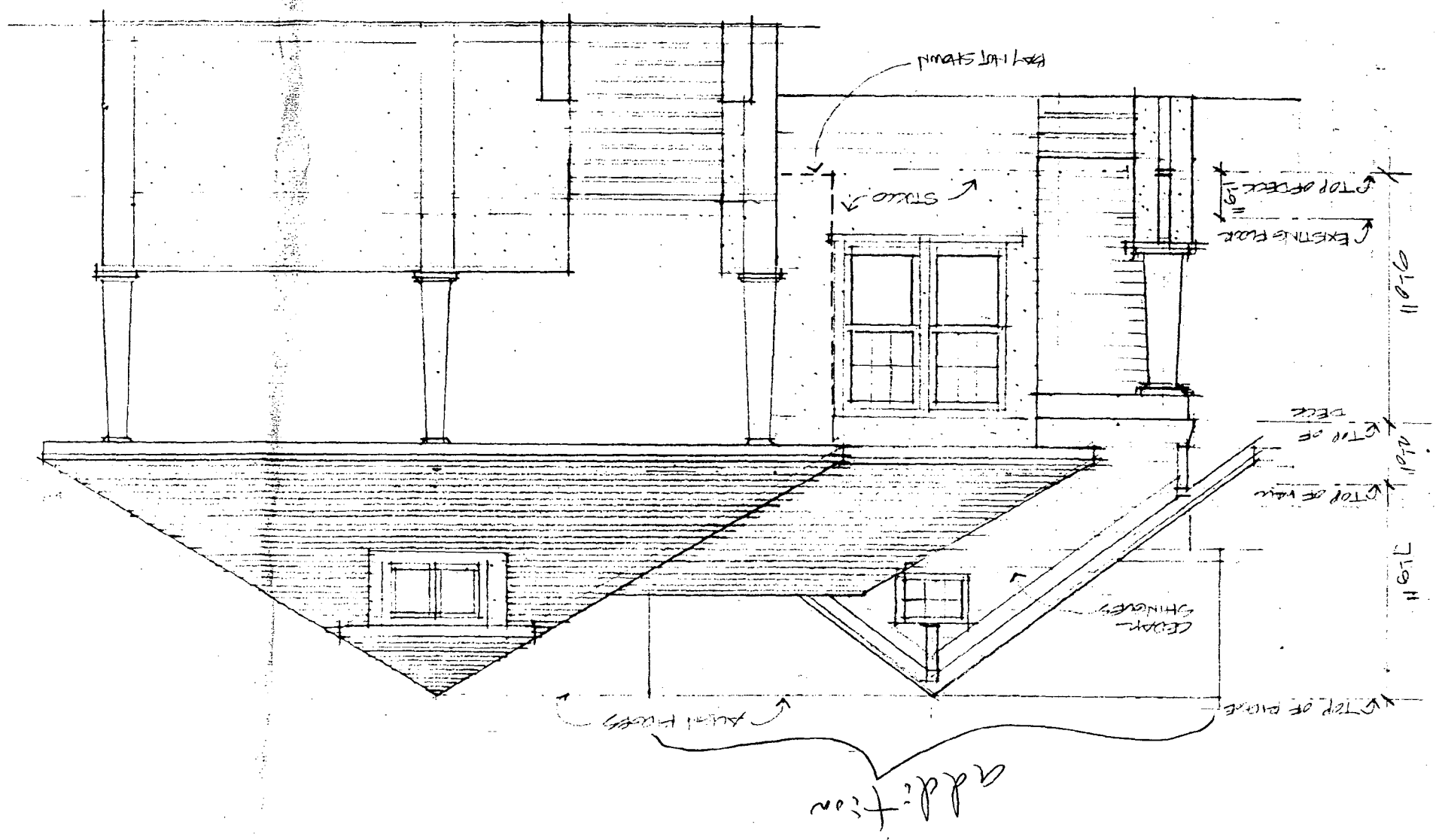
(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

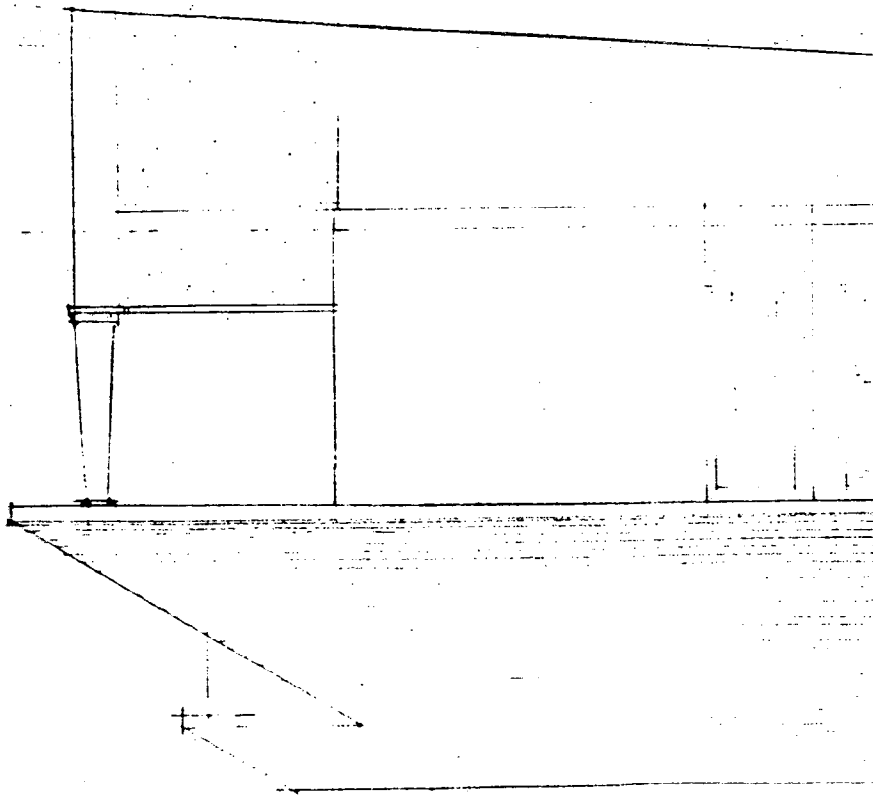
FILE OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

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EXISTING
EXISTING

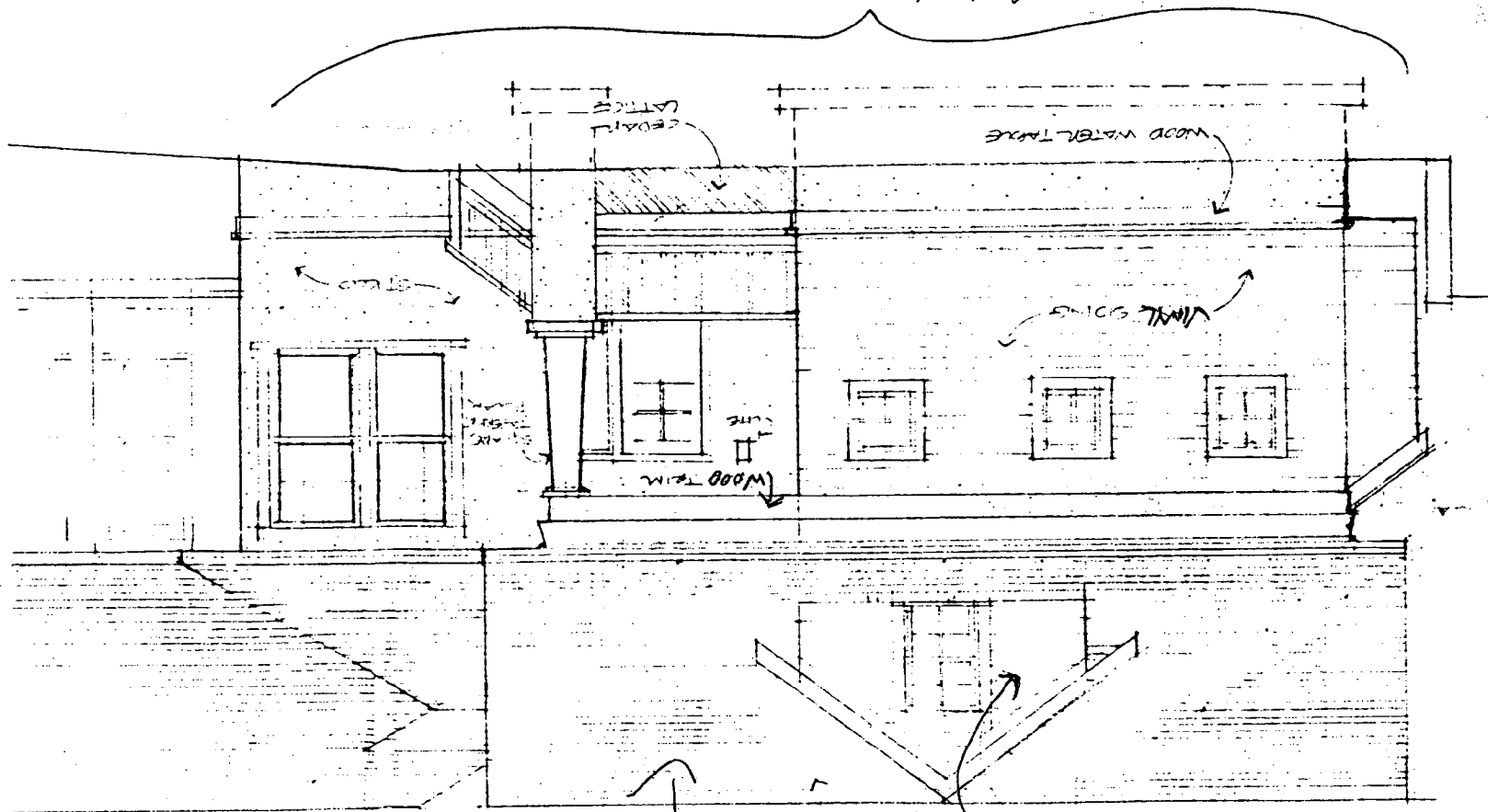
FRONT ELEVATION



SITE (LEFT) ELEVATION



addition



Fiberlas shingles
to match existing

Cedar
shingles



Minutes

Given the prohibitive cost of replacement in genuine stone, older brick may be the best practical substitute. Were the cast stone piers being retained, some committee members would prefer replacing the concrete steps with concrete or wood, since brick is absent from the original house.

If the piers are to be replaced in brick, however, the brick steps and walk will lessen the impact of introducing a new facade material alien to the original house. By taking a consistent approach to the repair of the entire front facade, the impact of a significant material change on the integrity of the house has been minimized.

7114 Poplar Avenue (Shields)

This house is a one story, hipped roof cottage, clad in stucco, on a high stucco base. Early 20th century earmarks include 6/1 windows, grouped in 3's, multipaned casements on the sides and attic, battered posts resting on a solid stucco wall (in lieu of an open porch railing), and cement urns.

Proposal:

Side/Rear addition featuring 2 stepped back masses. The frontmost mass, the lowest in height and designed to read as a link between the original structure and the primary addition structure to the rear, replicates the hipped roof, stucco cladding, and 6/1 double hung windows of the historic house. The rear section of the addition, located on the foundation of the earlier demolished frame garage, reads as a separate structure, suggestive of an early 20th century bungalow: the front-facing gable features simple brackets and square shingles contrasting with the primary wall facing of vinyl clapboard. The battered post on pier visually supporting the small front porch and ridge aligning with that of the original house tie the new and old structures together.

Committee Response:

This is a follow up presentation to the architect's first original submittal at the January meeting. Although the design goes far in achieving a balance between compatibility and separation (to distinguish old from new), some concern was expressed during the previous meeting about the steeper slope the roof to the addition. A shallower slope, members suggested, would be more sympathetic with the original structure and less likely to give the illusion a taller, more vertical structure behind the historic house. Doug Dunn and Caroline Alderson added that the slope of the addition was inappropriate for a bungalow-period house. Mr. Dunn expressed concern that the rear portion of the addition might be mistaken for another historic cottage on the lot. Other members judged that the addition was more an allusion to than a replication of a period bungalow, that the importance of compatibility overrides concerns about separation of old and new in small residential districts, and that homeowners should not be compelled to design additions in a contemporary style any more than in a particular historical style.

The architect agreed to try modifying the design to match the slope of the new roof to that of the original house. However, upon presentation of the revised designs, members agreed that the bulky appearance created by raising

the side walls (to lower the slope without lowering the ridge and losing required head clearance) made the new addition considerably more conspicuous than the unequal roof pitches did. The committee recommends approval of the first design (enclosed) as submitted.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Takoma Park historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 7114 Poplar Avenue
Takoma Park, MD 20912

d. Property owner's name, address and phone number:

Kenneth Shields

Same as above

(h) 891-3783 (w) 891-2911 (architect, Paul Treseder)

e. Is this property a contributing resource within the historic district? Yes X No _____.

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No _____.

II. Description of work proposed

a. Briefly describe proposed work:

Side &

Rear, frame addition to early 20th century, hipped roof cottage. Addition mass to be stepped back from original structure. The first (frontmost) mass to be clad in stucco, with a hipped roof, lower in height, making it compatible, but subordinate to the original structure. The rear mass is equal to the original structure in height, but obscured by its depth on the lot, & clad in stucco & ~~vinyl~~

b. Is this work on the front, rear, or side of the structure? vinyl
Rear-side clapboard

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

Frame; front mass: stucco cladding (match front facade); rear mass: stucco base, vinyl clapboard, primary wall material, cedar shingles in upper gables.

e. Are these materials compatible with existing materials? How? If not, why? Visually appropriate to early twentieth century cottage in texture, dimension, and detail. Massing and details suggestive of early 20th c. bungalows, but do not precisely immitate historic structure: rear section's front gable on brackets and battered post on pier are appropriate to the style, period, and modest detailing of the historic structure. Front facing windows to be 6/1 double hung sash to match those of original house. Side and attic casements (divided light) modelled generally after similar openings on sides and gable of original house.

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

2 & 5

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

None (see below)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

SEE MINUTES ATTACHED

In response to committee suggestions, This is the architect's second submittal. Mr. Treseder agreed to ~~design~~ prepare an alternate design lowering the pitch of the rear structure to match that of the original house. However, on second review, members agreed raising the height of the side walls to create a shallower roof pitch (ridge could not be lowered within code limits) made the addition appear undesireably bulkier. Therefore, the first design (attached) is recommended as the best alternative.

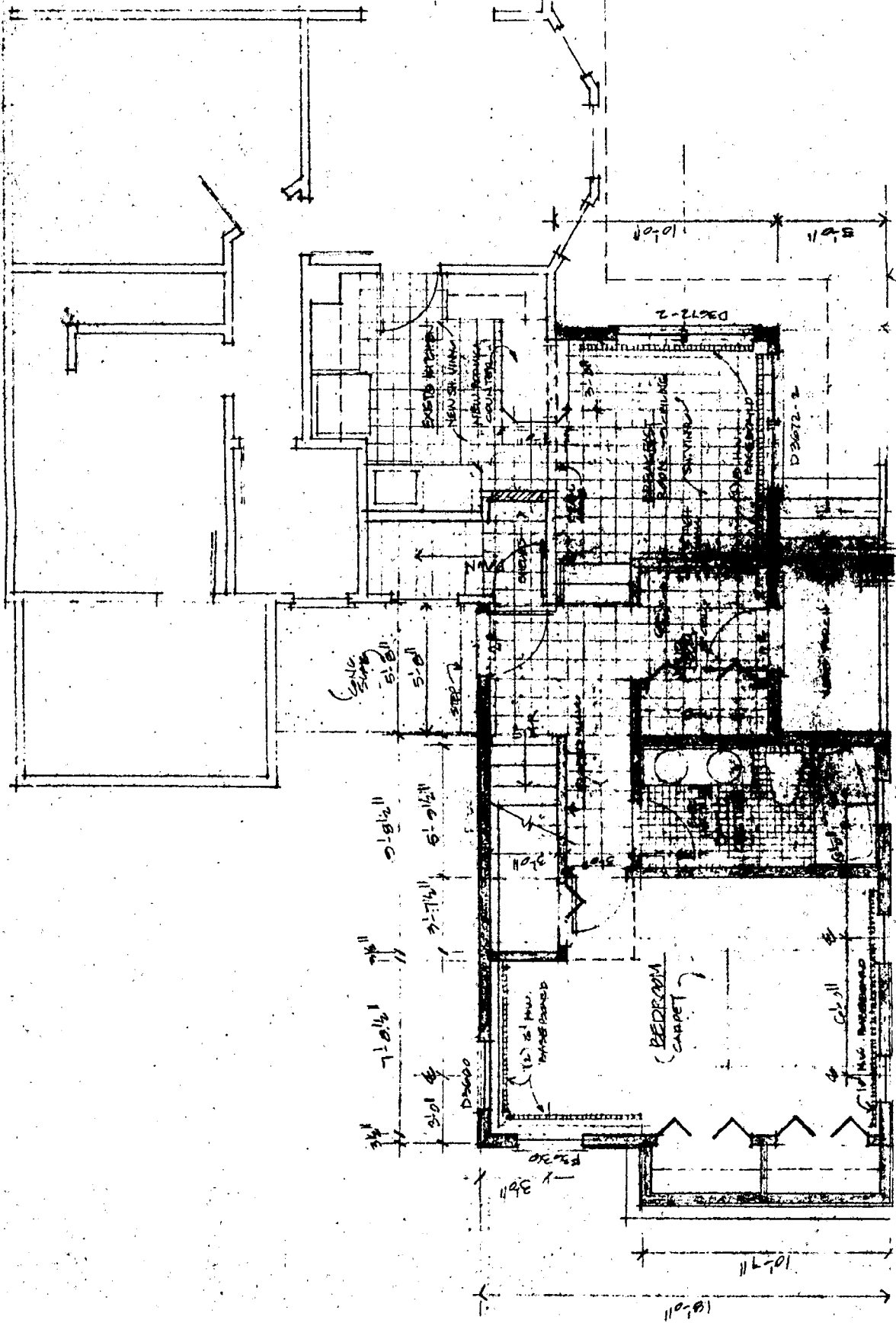
Date on which application received: 1/11; Revised 2/9; complete 3/1/88

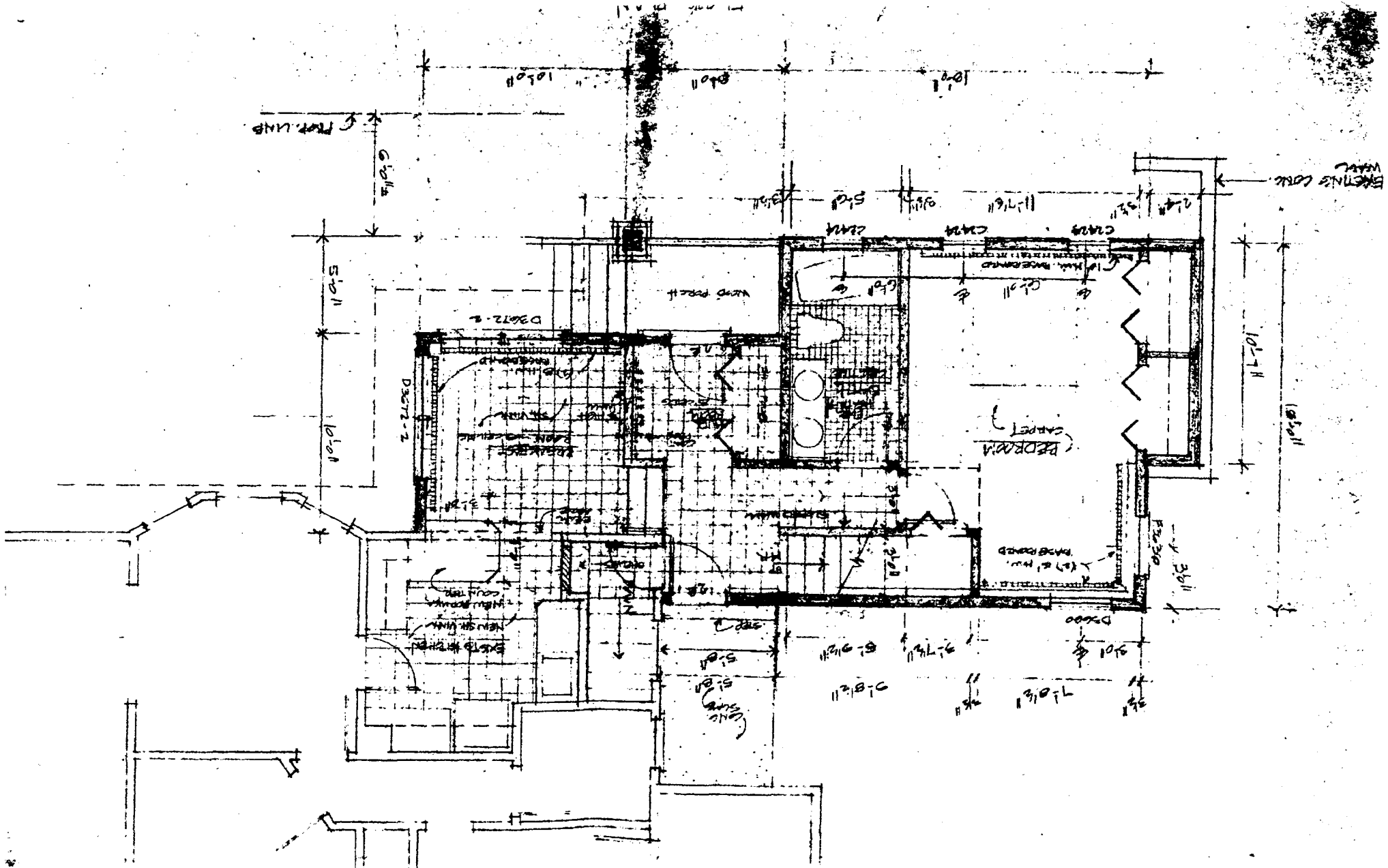
Date of LAC meeting at which application was reviewed: 2/9/88

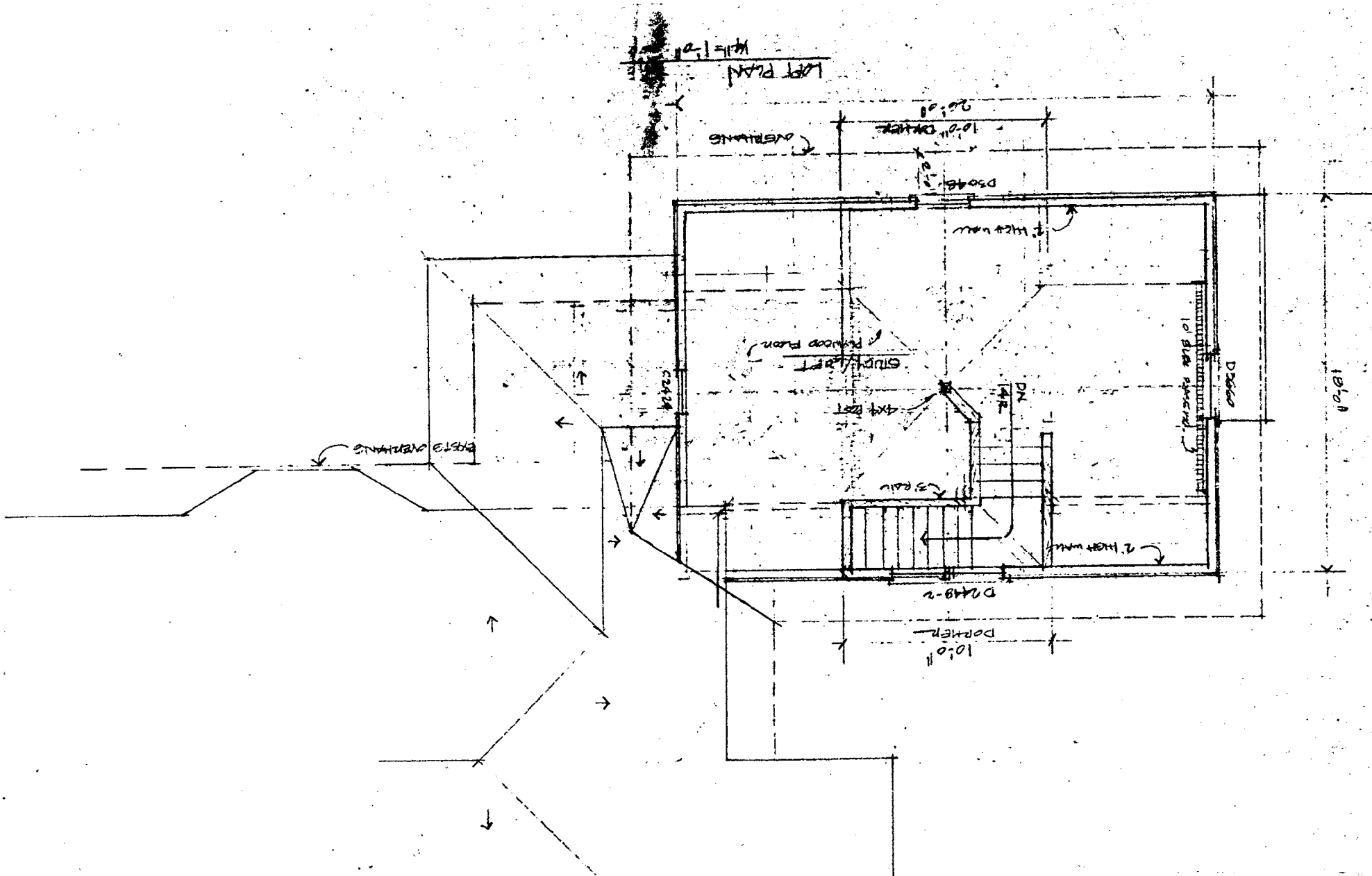
Form completed by: Caroline Alderson Title: Chairman

Member of: XX Takoma Park LAC

Date: 2/29/88



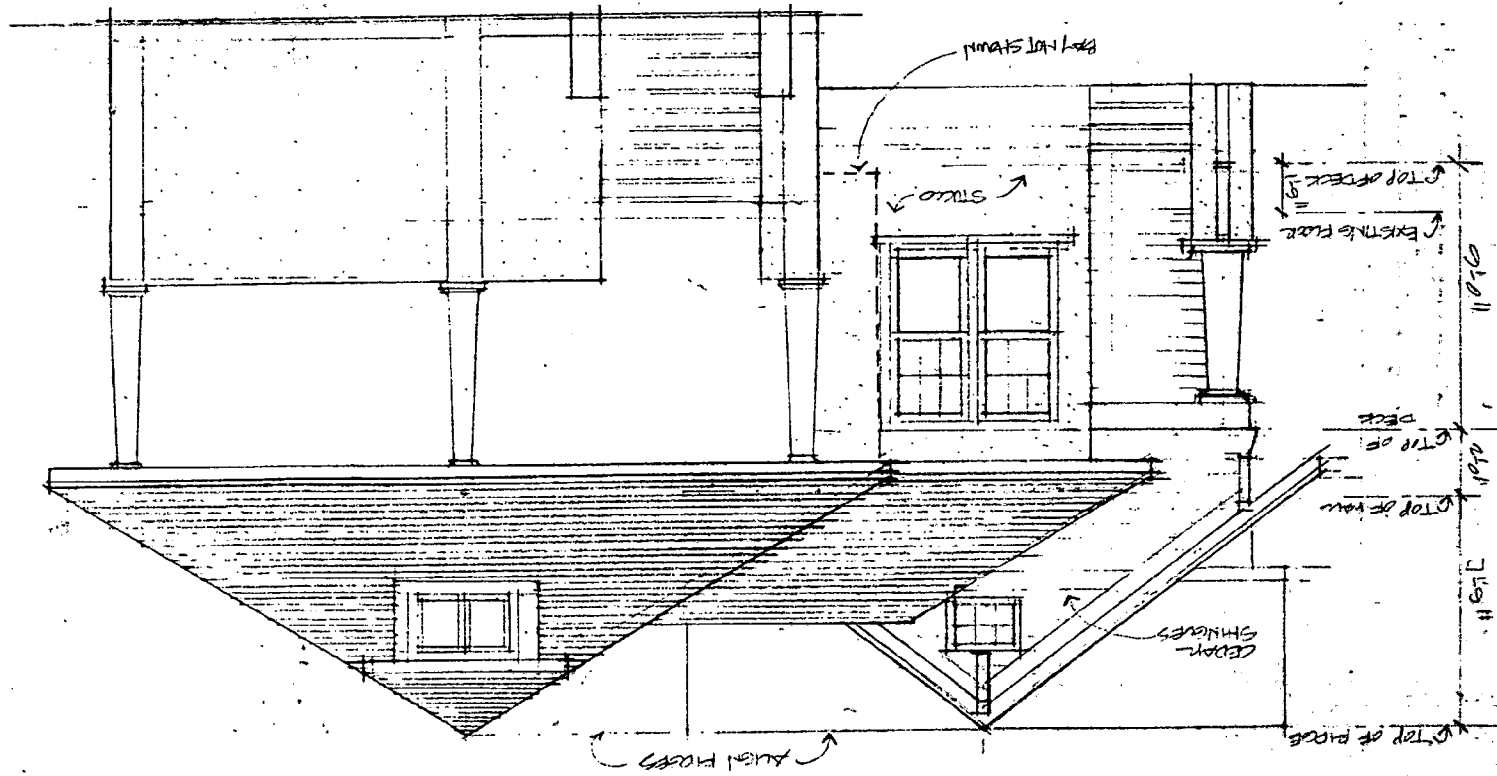


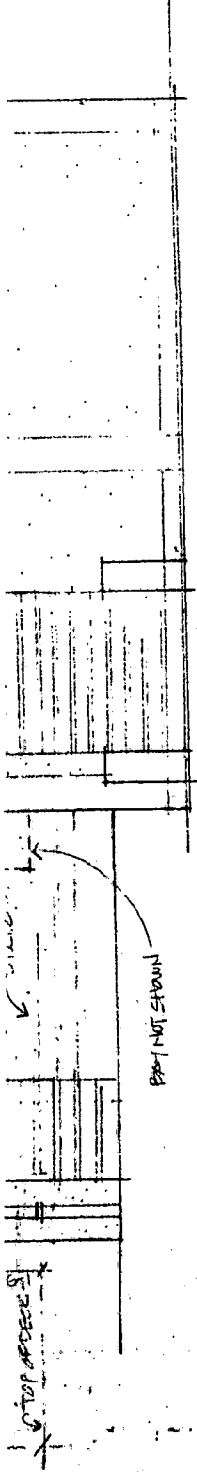


LEFT PLAN

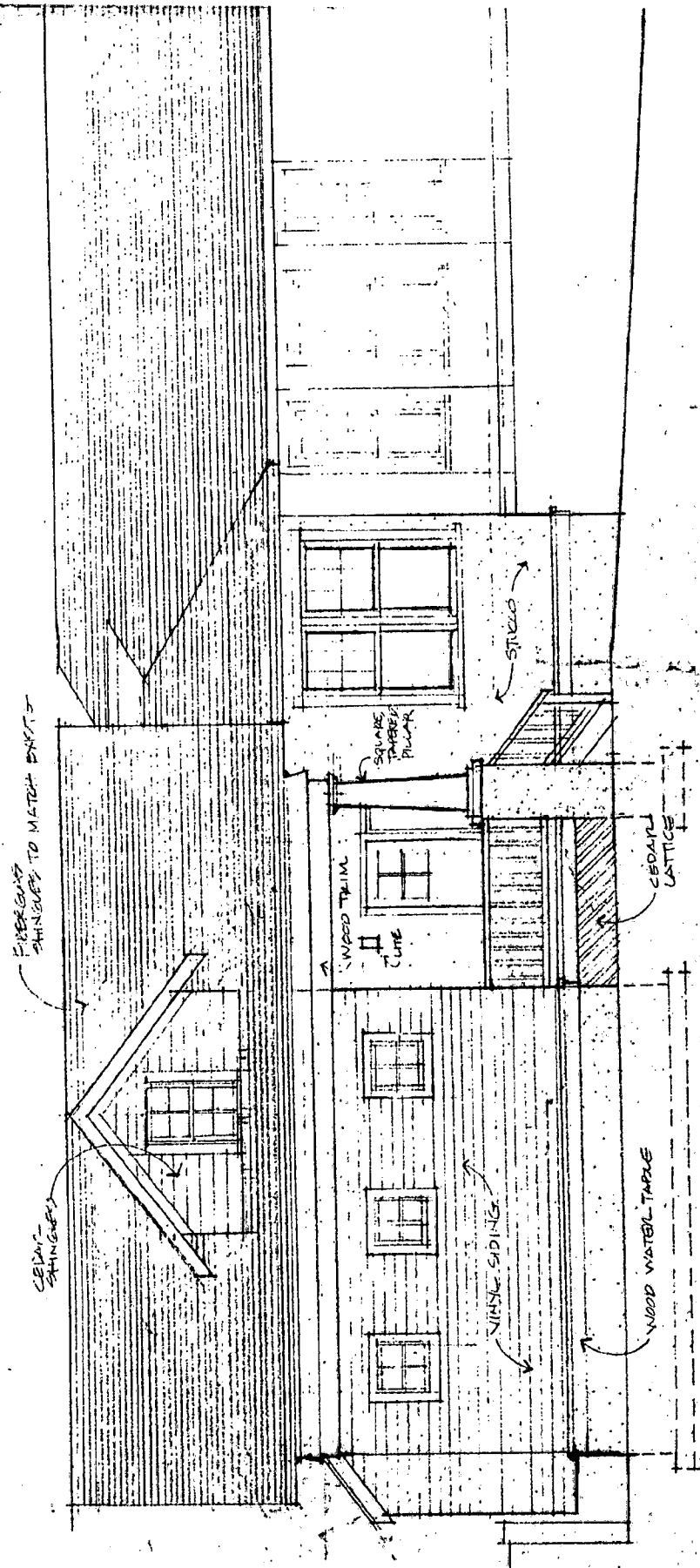
18'0"
18'0"
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OVERHANGS
DORMER
STUDY/LOFT
UP
DN
3' call
2' high walls
10' high window
DORMER
10'0" DORMER
OVERHANGS

FRONT ELEVATION

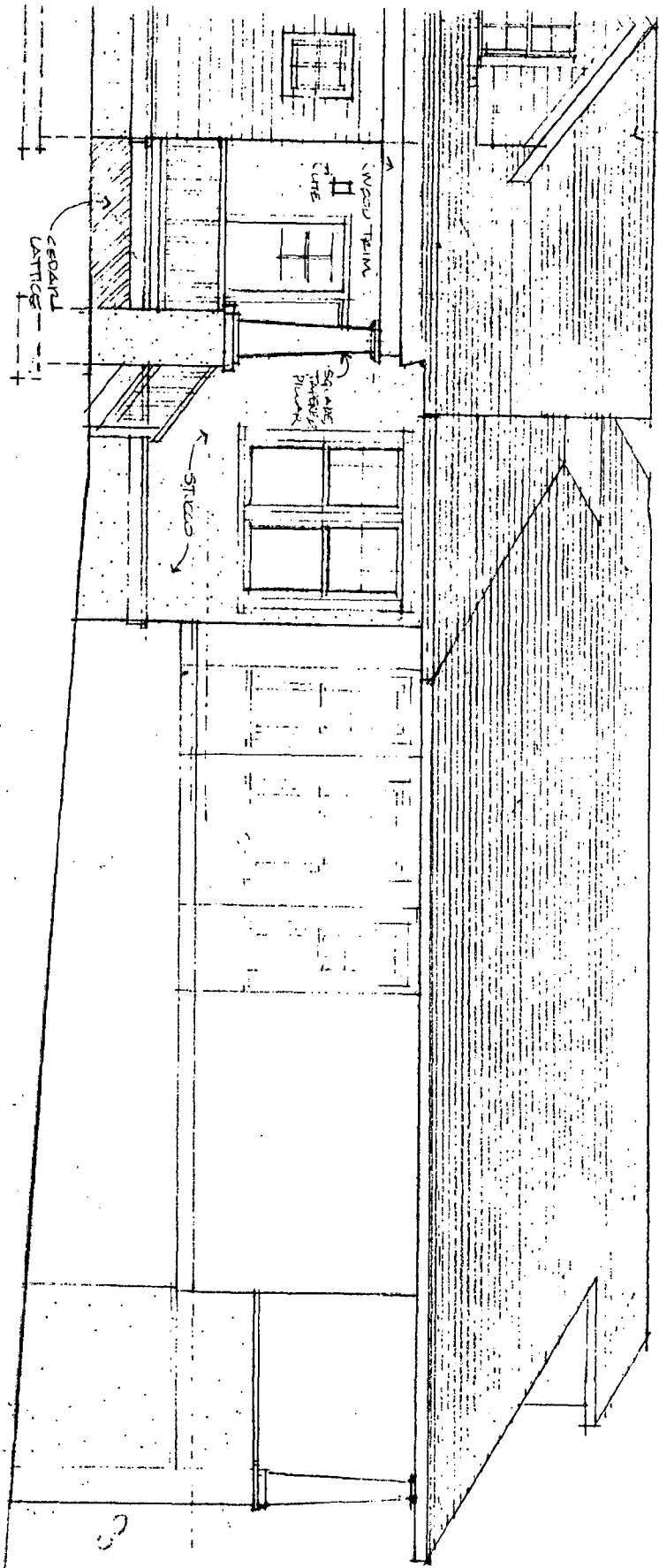




FRONT ELEVATION



SIDE (EAST)

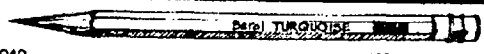


EXTERIOR FINISH
WOOD TRIM

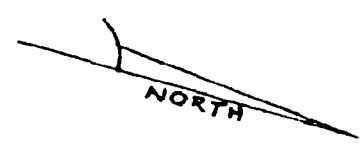
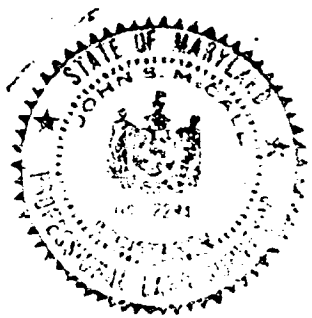
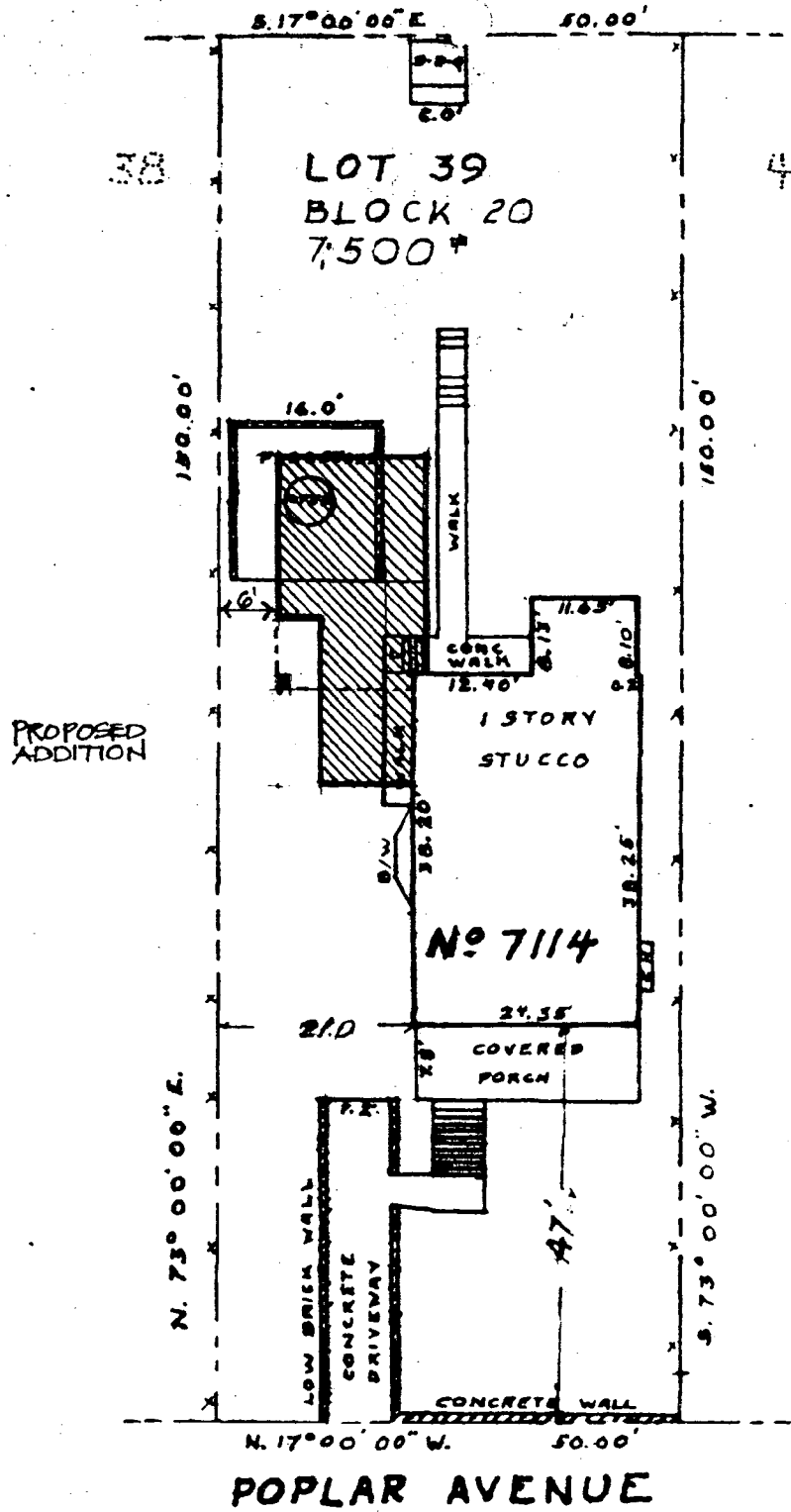
FRONT ELEVATION

Paul Treseder

ARCHITECT AIA
Montgomery Avenue, Takoma Park, MD 20912



(301) 891-2911



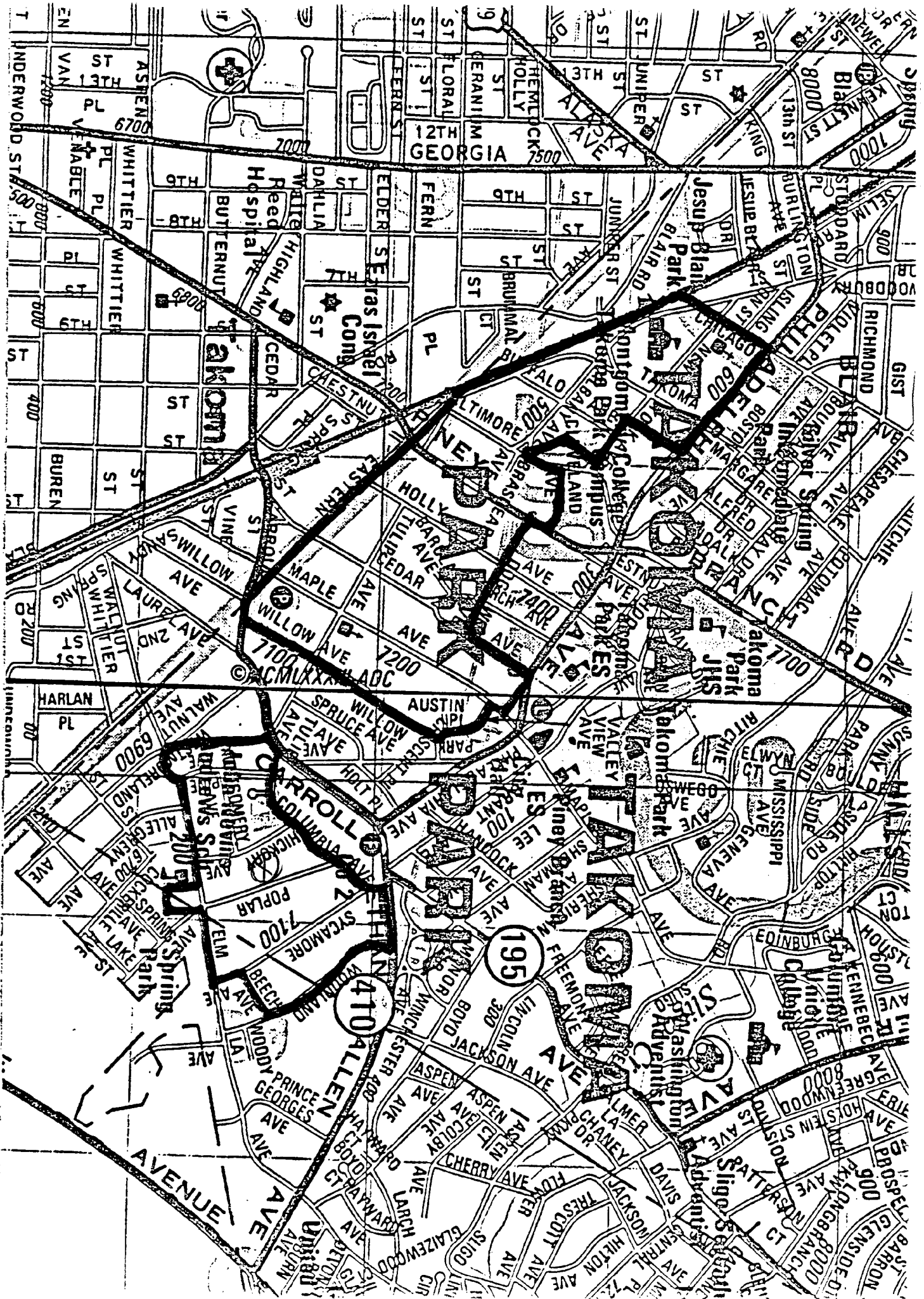
PLAT BOOK NO 3
PLAT NO 227

SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THE POSITIONS OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCRUMBMENTS.

HOUSE LOCATION SURVEY:

MONTGOMERY COUNTY MARYLAND

LOT 39	BLOCK 20	SECTION	B.F. GILBERTS ADDITION TO	RESUBDIVISION OF LOTS 5, 6 & 7 IN BLOCK 20 TAKOMA PARK
SCALE: 1" = 20'			JOHN S. MCCALL LAND SURVEYOR, MD. REG. NO. 2224 8601 HEMPSTEAD AVE. BETHESDA, MD. 20034	DATE: OCT. 28, 1983 <i>John S. McCall</i> CERTIFIED LAND SURVEYOR
REINER & LEVINE, P.A. CASE NO 83727			CORRECTED 11-16-83	



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WASHINGTON
WEST VIRGINIA
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LAMB AVE
CHICKEN AVE
TURKEY AVE



Montgomery County Government

Department of Housing and Community Development
Division of Community Planning and Development
51 Monroe Street
Rockville, Maryland 20850

Michael Subin
Montgomery County Council

7114 Poplar













